

## THE REAL ESTATE COUNCIL OF ALBERTA

Case: 008322  
Process: Section 39 of the *Real Estate Act*  
Industry Member: Amanda Marie Blake  
Authorization: Real Estate Associate  
Registration: Lime Green Realty Inc.  
Document: LETTER OF REPRIMAND

TO: Amanda Marie Blake

The Executive Director of the Real Estate Council of Alberta (RECA) has determined there is sufficient evidence you have contravened **section 41(b) of the *Real Estate Act Rules*** and this is conduct deserving of sanction.

Rule 41 – *Industry members must:*

(b) *provide competent service*

Particulars of the contravention(s):

1. In or around May, 2018, you failed to provide competent service, contrary to section 41(b) of the *Real Estate Act Rules*:
  - a) You represented that the property located at [("address")], had an above grade size of 1242.20 ft<sup>2</sup>.
  - b) You measured the property, but miscalculated the total square footage. You added the area in the back of the house, when it should have been subtracted.
  - c) You failed to represent the property according to RMS guidelines.

The Executive Director considered the following aggravating and mitigating factors:

### ***Aggravating Factors***

- You did not follow RMS guidelines correctly

### *Mitigating Factors*

- You took responsibility for your actions
- You re-measured the property once you were notified of your error

You must provide competently measure properties according to RMS guidelines. The Executive Director will issue a more severe sanction for further similar instances of this conduct.

### **Appeal**

You have the right to appeal this Letter of Reprimand to a Hearing Panel under **section 40.1(2) of the *Real Estate Act***. Please refer to Guides on RECA's website for more information on the appeal process.

In an appeal you will be given a full opportunity consistent with procedural fairness and natural justice to present evidence before the Hearing Panel in relation to the contraventions alleged.

Your written notice of appeal must be received by the Executive Director **within 30 days** of you receiving this Letter of Reprimand. If you have any questions regarding particulars or the appeal process, please contact:

Name: CS, Professional Conduct Review Officer  
Phone: 403.228.2954; Toll Free: 1.888.425.2754  
Fax: 403.228.3065  
Address: Real Estate Council of Alberta  
Suite 202, 1506 11 Avenue SW  
Calgary, Alberta, T3C 0M9

Issued at Calgary, Alberta, on September 24, 18.

*Charles Stevenson, for*  
Bob Myroniuk, Executive Director  
of the Real Estate Council of Alberta

cc: Corrine Stranaghan, Broker  
Lime Green Realty Inc.